

HOUSING MARKET INFORMATION

HOUSING NOW TABLES Ottawa¹

Date Released: June 2016



Housing market intelligence you can count on

¹ Ontario part of Ottawa-Gatineau CMA

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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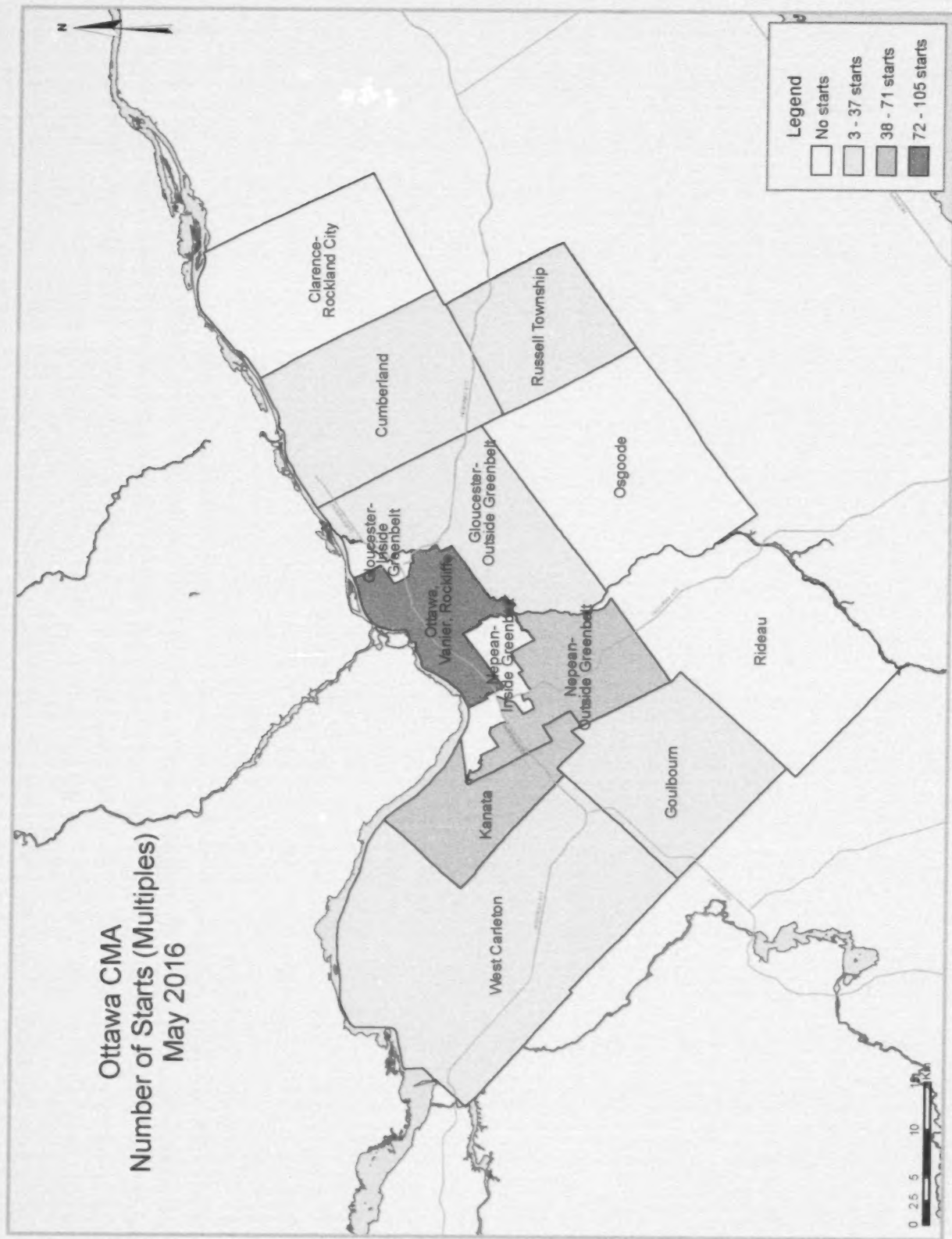
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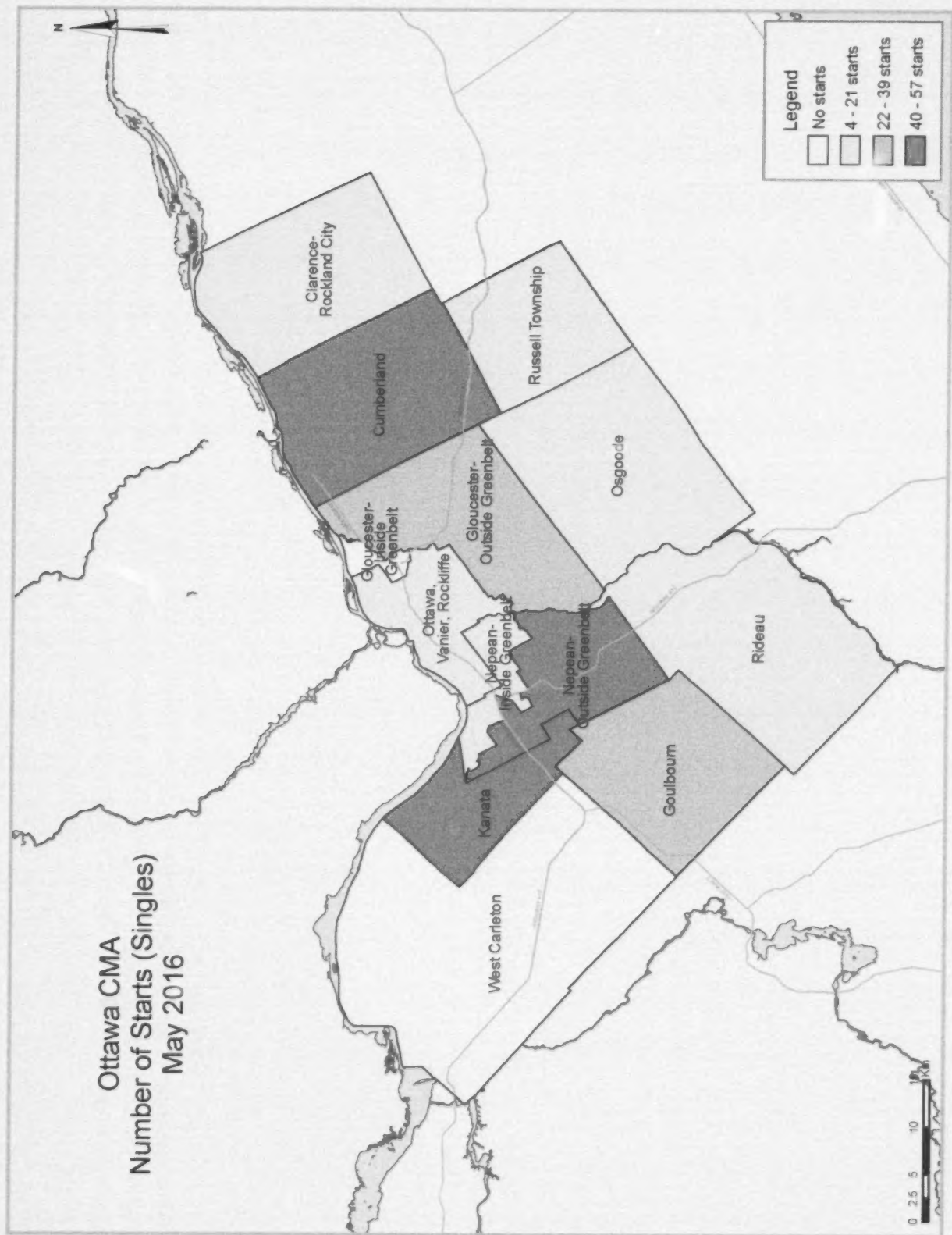
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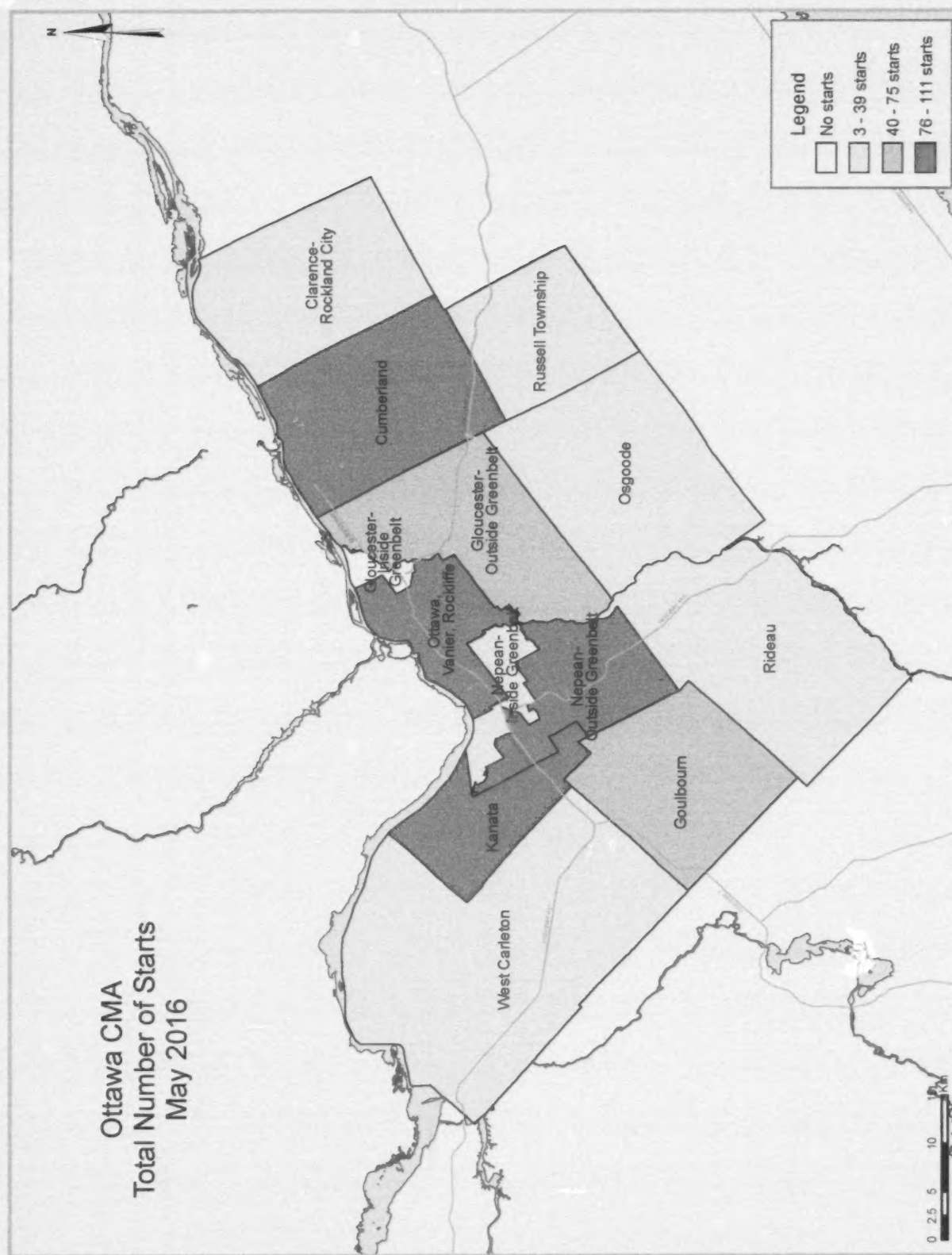
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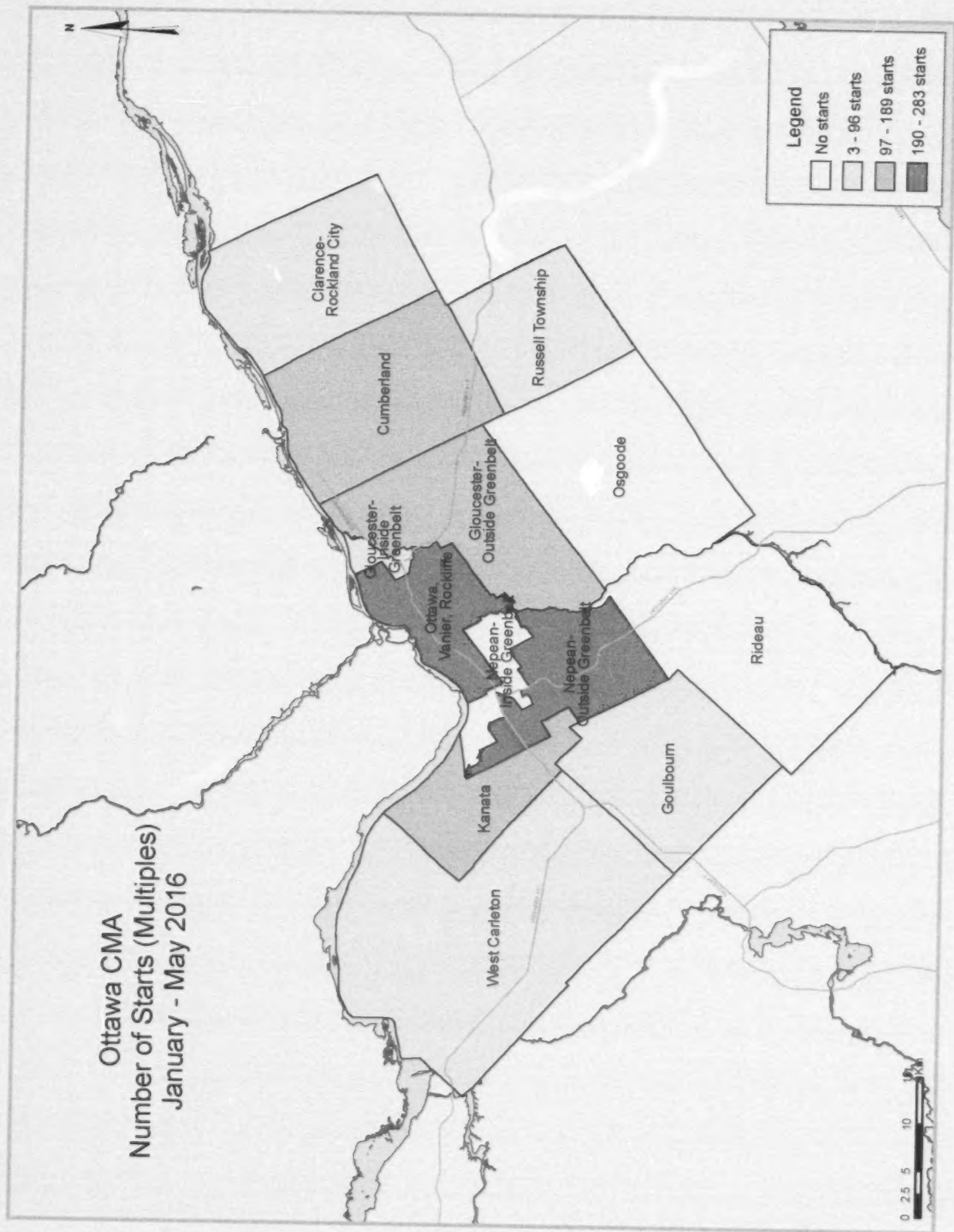
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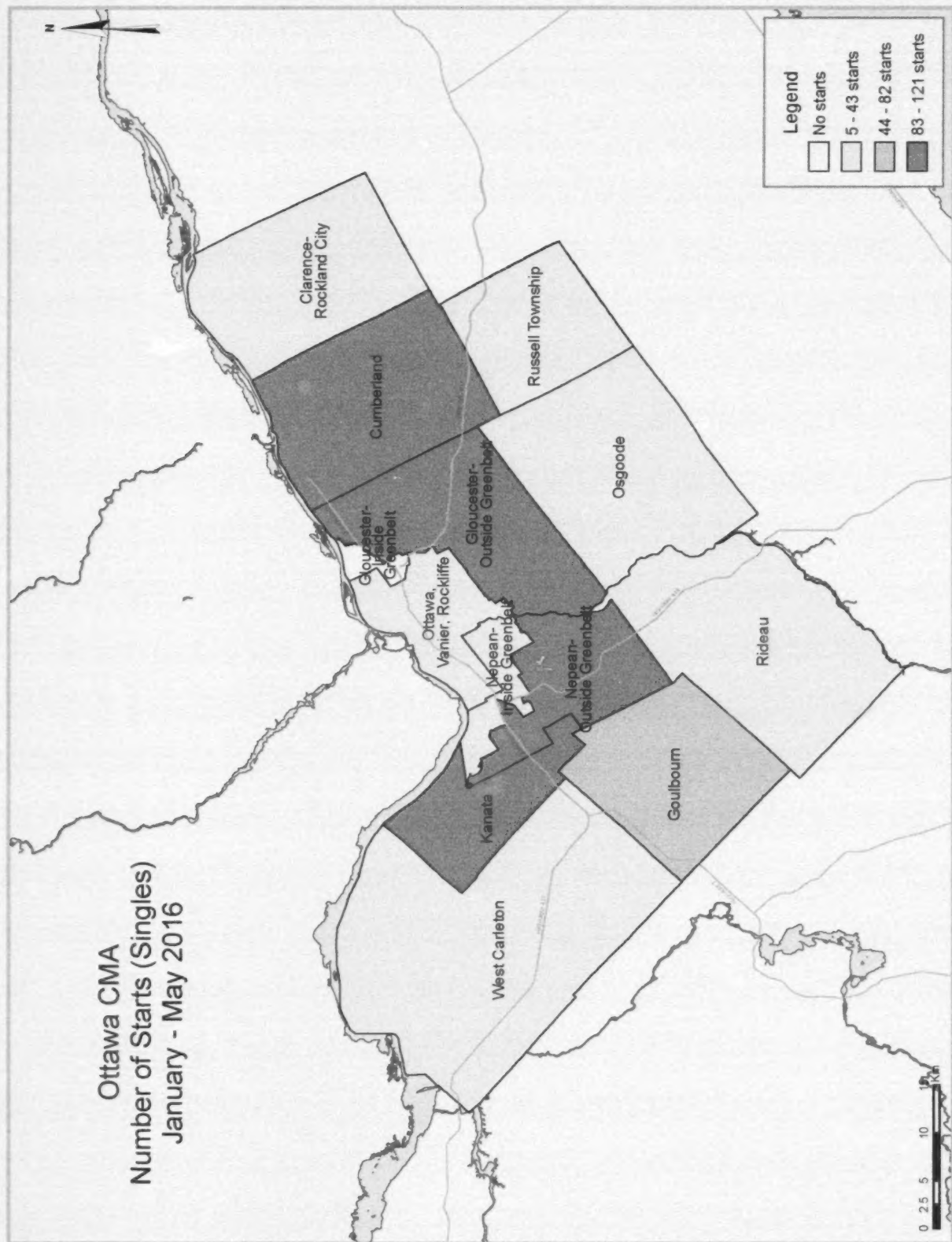
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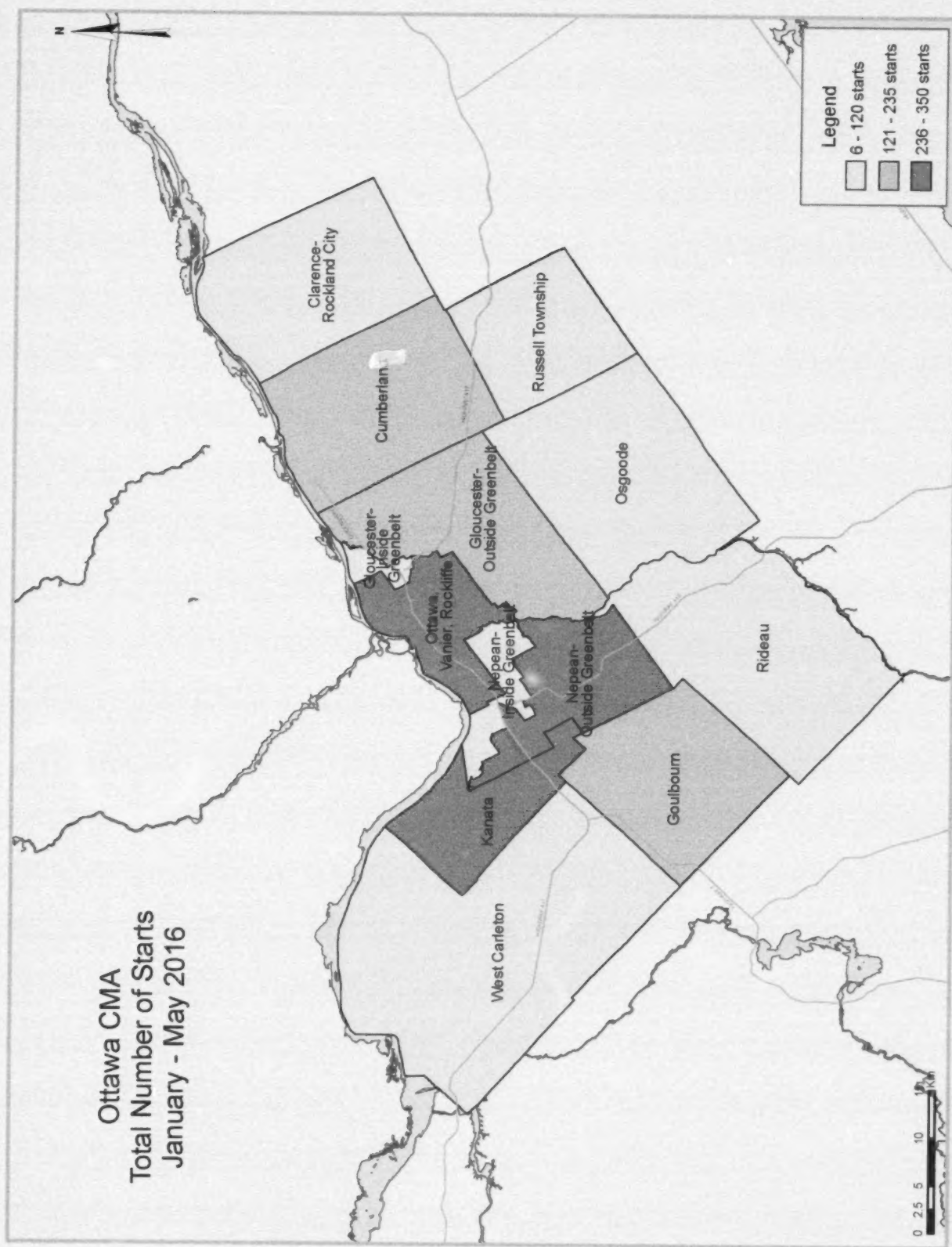












HOUSING NOW REPORT TABLES

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- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
May 2016		
Ottawa CMA ¹	April 2016	May 2016
Trend ²	4,804	4,412
SAAR	3,808	5,877
	May 2015	May 2016
Actual		
May - Single-Detached	166	236
May - Multiples	164	313
May - Total	330	549
January to May - Single-Detached	483	585
January to May - Multiples	760	1,059
January to May - Total	1,243	1,644

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**May 2016**

	Ownership						Rental		Total ^{1c}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2016	236	16	180	0	12	101	2	2	549
May 2015	144	10	122	0	0	24	3	5	330
% Change	-22.2	60.0	47.5	n/a	n/a	***	-33.3	-60.0	66.4
Year-to-date 2016	585	54	516	0	24	332	20	113	1,644
Year-to-date 2015	483	40	378	0	0	314	21	7	1,243
% Change	21.1	35.0	36.5	n/a	n/a	5.7	-4.8	***	32.3
UNDER CONSTRUCTION									
May 2016	1,160	120	1,177	0	35	1,264	35	845	4,636
May 2015	865	100	1,173	0	4	2,138	27	676	4,983
% Change	34.1	20.0	0.3	n/a	***	-40.9	29.6	25.0	-7.0
COMPLETIONS									
May 2016	129	6	98	0	4	12	0	21	270
May 2015	148	16	185	0	0	85	4	6	444
% Change	-12.8	-62.5	-47.0	n/a	n/a	-85.9	-100.0	***	-39.2
Year-to-date 2016	737	48	514	0	4	556	11	64	1,934
Year-to-date 2015	591	66	620	0	0	813	27	31	2,148
% Change	24.7	-27.3	-17.1	n/a	n/a	-31.6	-59.3	106.5	-10.0
COMPLETED & NOT ABSORBED									
May 2016	127	38	200	0	4	591	n/a	n/a	960
May 2015	69	28	117	0	3	435	n/a	n/a	652
% Change	84.1	35.7	70.9	n/a	33.3	35.9	n/a	n/a	47.2
ABSORBED									
May 2016	129	6	93	0	2	20	n/a	n/a	250
May 2015	153	14	165	0	0	101	n/a	n/a	433
% Change	-15.7	-57.1	-43.6	n/a	n/a	-80.2	n/a	n/a	-42.3
Year-to-date 2016	707	35	470	0	2	577	n/a	n/a	1,791
Year-to-date 2015	594	63	579	0	0	757	n/a	n/a	1,993
% Change	19.0	-44.4	-18.8	n/a	n/a	-23.8	n/a	n/a	-10.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

May 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
May 2016	223	12	172	0	12	101	2	2	524
May 2015	144	6	110	0	0	24	3	5	292
Ottawa, Vanier, Rockcliffe									
May 2016	6	6	6	0	0	89	2	2	111
May 2015	5	0	0	0	0	0	2	5	12
Nepean inside greenbelt									
May 2016	4	0	0	0	0	0	0	0	4
May 2015	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
May 2016	57	6	47	0	0	0	0	0	110
May 2015	21	6	61	0	0	0	0	0	88
Gloucester inside greenbelt									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2016	27	0	10	0	12	0	0	0	49
May 2015	40	0	40	0	0	24	0	0	104
Kanata									
May 2016	41	0	61	0	0	0	0	0	102
May 2015	47	0	9	0	0	0	0	0	56
Cumberland									
May 2016	52	0	35	0	0	0	0	0	87
May 2015	7	0	0	0	0	0	0	0	7
Goulbourn									
May 2016	27	0	10	0	0	12	0	0	49
May 2015	11	0	0	0	0	0	0	0	11
West Carleton									
May 2016	0	0	3	0	0	0	0	0	3
May 2015	2	0	0	0	0	0	1	0	3
Rideau									
May 2016	4	0	0	0	0	0	0	0	4
May 2015	4	0	0	0	0	0	0	0	4
Osgoode									
May 2016	5	0	0	0	0	0	0	0	5
May 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
May 2016	5	0	0	0	0	0	0	0	5
May 2015	5	0	3	0	0	0	0	0	8
Russell Township									
May 2016	8	4	8	0	0	0	0	0	20
May 2015	17	4	9	0	0	0	0	0	30
Ottawa-Gatineau CMA (Ontario portion)									
May 2016	236	16	180	0	12	101	2	2	549
May 2015	166	10	122	0	0	24	3	5	330

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

May 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
May 2016	1,117	114	1,163	0	35	1,236	35	845	4,545
May 2015	809	90	1,161	0	4	2,108	25	676	4,873
Ottawa, Vanier, Rockcliffe									
May 2016	71	56	38	0	0	937	23	727	1,852
May 2015	45	32	25	0	4	1,551	24	182	1,863
Nepean inside greenbelt									
May 2016	10	0	0	0	0	60	0	0	70
May 2015	28	0	0	0	0	199	0	0	227
Nepean outside greenbelt									
May 2016	221	30	339	0	0	138	12	62	802
May 2015	202	30	425	0	0	66	0	17	740
Gloucester inside greenbelt									
May 2016	2	0	0	0	0	0	0	22	24
May 2015	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
May 2016	125	4	216	0	35	22	0	28	430
May 2015	138	2	160	0	0	146	0	0	446
Kanata									
May 2016	314	0	233	0	0	55	0	0	602
May 2015	245	8	266	0	0	48	0	469	1,036
Cumberland									
May 2016	114	4	188	0	0	0	0	0	306
May 2015	40	8	190	0	0	76	0	0	314
Goulbourn									
May 2016	161	20	142	0	0	24	0	6	353
May 2015	32	6	4	0	0	0	0	8	50
West Carleton									
May 2016	25	0	7	0	0	0	0	0	32
May 2015	16	4	91	0	0	0	1	0	112
Rideau									
May 2016	34	0	0	0	0	0	0	0	34
May 2015	22	0	0	0	0	0	0	0	22
Osgoode									
May 2016	40	0	0	0	0	0	0	0	40
May 2015	41	0	0	0	0	0	0	0	41
Clarence-Rockland City									
May 2016	20	0	3	0	0	0	0	0	23
May 2015	26	2	3	0	0	0	0	0	31
Russell Township									
May 2016	23	6	11	0	0	28	0	0	68
May 2015	30	8	9	0	0	30	2	0	79
Ottawa-Gatineau CMA (Ontario portion)									
May 2016	1,160	120	1,177	0	35	1,264	35	845	4,636
May 2015	865	100	1,173	0	4	2,138	27	676	4,983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

May 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
May 2016	122	4	98	0	4	12	0	21	261
May 2015	122	16	177	0	0	85	4	6	410
Ottawa, Vanier, Rockcliffe									
May 2016	3	2	0	0	0	0	0	21	26
May 2015	6	4	0	0	0	61	2	6	79
Nepean inside greenbelt									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	1	0	0	0	0	0	2	0	3
Nepean outside greenbelt									
May 2016	45	2	24	0	0	0	0	0	71
May 2015	26	2	44	0	0	0	0	0	72
Gloucester inside greenbelt									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2016	27	0	38	0	4	12	0	0	81
May 2015	18	0	90	0	0	24	0	0	132
Kanata									
May 2016	33	0	32	0	0	0	0	0	65
May 2015	41	0	24	0	0	0	0	0	65
Cumberland									
May 2016	1	0	0	0	0	0	0	0	1
May 2015	16	10	4	0	0	0	0	0	30
Goulbourn									
May 2016	6	0	4	0	0	0	0	0	10
May 2015	4	0	0	0	0	0	0	0	4
West Carleton									
May 2016	1	0	0	0	0	0	0	0	1
May 2015	0	0	15	0	0	0	0	0	15
Rideau									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	4	0	0	0	0	0	0	0	4
Osgoode									
May 2016	4	0	0	0	0	0	0	0	4
May 2015	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
May 2016	4	0	0	0	0	0	0	0	4
May 2015	13	0	8	0	0	0	0	0	21
Russell Township									
May 2016	3	2	0	0	0	0	0	0	5
May 2015	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
May 2016	129	6	98	0	4	12	0	21	270
May 2015	148	16	185	0	0	85	4	6	444

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2016	106	27	199	0	4	589	n/a	n/a	925
May 2015	62	27	117	0	3	426	n/a	n/a	635
Ottawa, Vanier, Rockcliffe									
May 2016	5	12	1	0	2	423	n/a	n/a	443
May 2015	4	18	2	0	3	358	n/a	n/a	385
Nepean inside greenbelt									
May 2016	0	0	0	0	0	53	n/a	n/a	53
May 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
May 2016	17	10	62	0	0	26	n/a	n/a	115
May 2015	12	6	42	0	0	24	n/a	n/a	84
Gloucester inside greenbelt									
May 2016	0	0	0	0	0	3	n/a	n/a	3
May 2015	0	0	0	0	0	8	n/a	n/a	8
Gloucester outside greenbelt									
May 2016	32	0	64	0	2	47	n/a	n/a	145
May 2015	10	0	39	0	0	10	n/a	n/a	59
Kanata									
May 2016	22	0	30	0	0	3	n/a	n/a	55
May 2015	24	1	17	0	0	0	n/a	n/a	42
Cumberland									
May 2016	7	0	26	0	0	24	n/a	n/a	57
May 2015	4	0	8	0	0	23	n/a	n/a	35
Goulbourn									
May 2016	22	4	15	0	0	10	n/a	n/a	51
May 2015	8	0	7	0	0	3	n/a	n/a	18
West Carleton									
May 2016	0	1	1	0	0	0	n/a	n/a	2
May 2015	0	0	2	0	0	0	n/a	n/a	2
Rideau									
May 2016	1	0	0	0	0	0	n/a	n/a	1
May 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
May 2016	5	0	0	0	0	0	n/a	n/a	5
May 2015	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
May 2016	16	11	1	0	0	2	n/a	n/a	30
May 2015	4	1	0	0	0	9	n/a	n/a	14
Ottawa-Gatineau CMA (Ontario portion)									
May 2016	127	38	200	0	4	591	n/a	n/a	960
May 2015	69	28	117	0	3	435	n/a	n/a	652

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
May 2016	117	2	91	0	2	17	n/a	n/a	229
May 2015	127	14	157	0	0	101	n/a	n/a	399
Ottawa, Vanier, Rockcliffe									
May 2016	1	0	1	0	0	13	n/a	n/a	15
May 2015	6	2	0	0	0	73	n/a	n/a	81
Nepean inside greenbelt									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
May 2016	44	1	24	0	0	0	n/a	n/a	69
May 2015	27	1	35	0	0	1	n/a	n/a	64
Gloucester inside greenbelt									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
May 2016	23	0	31	0	2	1	n/a	n/a	57
May 2015	19	1	82	0	0	20	n/a	n/a	122
Kanata									
May 2016	34	0	27	0	0	0	n/a	n/a	61
May 2015	42	0	21	0	0	0	n/a	n/a	63
Cumberland									
May 2016	2	0	4	0	0	0	n/a	n/a	6
May 2015	16	10	4	0	0	6	n/a	n/a	36
Goulbourn									
May 2016	6	0	3	0	0	3	n/a	n/a	12
May 2015	4	0	0	0	0	0	n/a	n/a	4
West Carleton									
May 2016	1	1	1	0	0	0	n/a	n/a	3
May 2015	0	0	15	0	0	0	n/a	n/a	15
Rideau									
May 2016	2	0	0	0	0	0	n/a	n/a	2
May 2015	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
May 2016	9	0	0	0	0	0	n/a	n/a	9
May 2015	13	0	8	0	0	0	n/a	n/a	21
Russell Township									
May 2016	3	4	2	0	0	3	n/a	n/a	12
May 2015	13	0	0	0	0	0	n/a	n/a	13
Ottawa-Gatineau CMA (Ontario portion)									
May 2016	129	6	93	0	2	20	n/a	n/a	250
May 2015	153	14	165	0	0	101	n/a	n/a	433

Source: CMHC (Starts and Completions Survey; Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	***	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	***	***	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	***	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	***	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**May 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Ottawa City	223	144	14	9	184	110	103	29	524	292	79.5
Ottawa, Vanier, Rockcliffe	6	5	8	2	6	0	91	5	111	12	**
Nepean inside greenbelt	4	2	0	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	57	21	6	6	47	61	0	0	110	88	25.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	27	40	0	0	22	40	0	24	49	104	-52.9
Kanata	41	47	0	0	61	9	0	0	102	56	82.1
Cumberland	52	7	0	0	35	0	0	0	87	7	**
Goulbourn	27	11	0	0	10	0	12	0	49	11	**
West Carleton	0	2	0	1	3	0	0	0	3	3	0.0
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	5	5	0	0	0	0	0	0	5	5	0.0
Clarence-Rockland City	5	5	0	0	0	3	0	0	5	8	-37.5
Russell Township	8	17	4	4	8	9	0	0	20	30	-33.3
Ottawa-Gatineau CMA (Ontario Portion)	236	166	18	13	192	122	103	29	549	330	66.4

Table 2.1: Starts by Submarket and by Dwelling Type**January - May 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	542	431	56	49	541	366	417	291	1,556	1,137	36.9
Ottawa, Vanier, Rockcliffe	23	20	36	26	6	0	241	221	306	267	14.6
Nepean inside greenbelt	6	25	0	0	0	0	0	0	6	25	-76.0
Nepean outside greenbelt	116	110	10	16	143	173	81	0	350	299	17.1
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	83	99	0	4	124	69	12	70	219	242	-9.5
Kanata	121	107	0	0	119	61	43	0	283	168	68.5
Cumberland	84	18	4	0	115	63	0	0	203	81	150.6
Goulbourn	71	21	6	0	31	0	18	0	126	21	**
West Carleton	5	7	0	3	3	0	0	0	8	10	-20.0
Rideau	16	8	0	0	0	0	0	0	16	8	100.0
Osgoode	17	16	0	0	0	0	0	0	17	16	6.3
Clarence-Rockland City	21	18	0	0	3	3	0	0	24	21	14.3
Russell Township	22	34	6	12	8	9	28	30	64	85	-24.7
Ottawa-Gatineau CMA (Ontario Portion)	585	483	62	61	552	378	445	321	1,644	1,243	32.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Ottawa City	184	110	0	0	101	24	2	5
Ottawa, Vanier, Rockcliffe	6	0	0	0	89	0	2	5
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	47	61	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	40	0	0	0	24	0	0
Kanata	61	9	0	0	0	0	0	0
Cumberland	35	0	0	0	0	0	0	0
Goulbourn	10	0	0	0	12	0	0	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	8	9	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	192	122	0	0	101	24	2	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	529	366	12	0	304	284	113	7
Ottawa, Vanier, Rockcliffe	6	0	0	0	218	214	23	7
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	131	173	12	0	19	0	62	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	124	69	0	0	12	70	0	0
Kanata	119	61	0	0	43	0	0	0
Cumberland	115	63	0	0	0	0	0	0
Goulbourn	31	0	0	0	12	0	6	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	3	0	0	0	0	0	0
Russell Township	8	9	0	0	28	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	540	378	12	0	332	314	113	7

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**May 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Ottawa City	407	260	113	24	4	8	524	292
Ottawa, Vanier, Rockcliffe	18	5	89	0	4	7	111	12
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	110	88	0	0	0	0	110	88
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	37	80	12	24	0	0	49	104
Kanata	102	56	0	0	0	0	102	56
Cumberland	87	7	0	0	0	0	87	7
Goulbourn	37	11	12	0	0	0	49	11
West Carleton	3	2	0	0	0	1	3	3
Rideau	4	4	0	0	0	0	4	4
Osgoode	5	5	0	0	0	0	5	5
Clarence-Rockland City	5	8	0	0	0	0	5	8
Russell Township	20	30	0	0	0	0	20	30
Ottawa-Gatineau CMA (Ontario Portion)	432	298	113	24	4	8	549	330

Table 2.5: Starts by Submarket and by Intended Market**January - May 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,095	827	328	284	133	26	1,556	1,137
Ottawa, Vanier, Rockcliffe	57	32	218	214	31	21	306	267
Nepean inside greenbelt	6	25	0	0	0	0	6	25
Nepean outside greenbelt	257	299	19	0	74	0	350	299
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	183	168	36	70	0	4	219	242
Kanata	240	168	43	0	0	0	283	168
Cumberland	203	81	0	0	0	0	203	81
Goulbourn	108	21	12	0	6	0	126	21
West Carleton	8	9	0	0	0	1	8	10
Rideau	16	8	0	0	0	0	16	8
Osgoode	17	16	0	0	0	0	17	16
Clarence-Rockland City	24	21	0	0	0	0	24	21
Russell Township	36	53	28	30	0	2	64	85
Ottawa-Gatineau CMA (Ontario Portion)	1,155	901	356	314	133	28	1,644	1,243

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**May 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Ottawa City	122	122	4	20	102	177	33	91	261	410	-36.3
Ottawa, Vanier, Rockcliffe	3	6	2	6	0	0	21	67	26	79	-67.1
Nepean inside greenbelt	0	1	0	2	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	45	26	2	2	24	44	0	0	71	72	-1.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	27	18	0	0	42	90	12	24	81	132	-38.6
Kanata	33	41	0	0	32	24	0	0	65	65	0.0
Cumberland	1	16	0	10	0	4	0	0	1	30	-96.7
Goulbourn	6	4	0	0	4	0	0	0	10	4	150.0
West Carleton	1	0	0	0	0	15	0	0	1	15	-93.3
Rideau	2	4	0	0	0	0	0	0	2	4	-50.0
Osgoode	4	6	0	0	0	0	0	0	4	6	-33.3
Clarence-Rockland City	4	13	0	0	0	8	0	0	4	21	-81.0
Russell Township	3	13	2	0	0	0	0	0	5	13	-61.5
Ottawa-Gatineau CMA (Ontario Portion)	129	148	6	20	102	185	33	91	270	444	-39.2

Table 3.1: Completions by Submarket and by Dwelling Type**January - May 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	678	526	46	91	515	612	600	813	1,839	2,042	-9.9
Ottawa, Vanier, Rockcliffe	32	26	28	50	10	28	417	736	487	840	-42.0
Nepean inside greenbelt	5	11	0	2	0	0	0	0	5	13	-61.5
Nepean outside greenbelt	125	104	12	14	157	199	31	27	325	344	-5.5
Gloucester inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Gloucester outside greenbelt	124	89	2	6	115	147	52	50	293	292	0.3
Kanata	169	173	0	1	180	138	12	0	361	312	15.7
Cumberland	66	45	0	10	45	20	76	0	187	75	149.3
Goulbourn	113	14	4	0	4	14	12	0	133	28	475.0
West Carleton	7	11	0	4	4	66	0	0	11	81	-86.4
Rideau	13	11	0	0	0	0	0	0	13	11	18.2
Osgoode	23	40	0	4	0	0	0	0	23	44	-47.7
Clarence-Rockland City	30	34	0	0	0	8	20	12	50	54	-7.4
Russell Township	30	31	12	2	3	0	0	19	45	52	-13.5
Ottawa-Gatineau CMA (Ontario Portion)	738	591	58	93	518	620	620	844	1,934	2,148	-10.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Ottawa City	102	177	0	0	12	85	21	6
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	61	21	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	24	44	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	90	0	0	12	24	0	0
Kanata	32	24	0	0	0	0	0	0
Cumberland	0	4	0	0	0	0	0	0
Goulbourn	4	0	0	0	0	0	0	0
West Carleton	0	15	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	102	185	0	0	12	85	21	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	515	612	0	0	556	782	44	31
Ottawa, Vanier, Rockcliffe	10	28	0	0	373	713	44	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	157	199	0	0	31	19	0	8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	115	147	0	0	52	50	0	0
Kanata	180	138	0	0	12	0	0	0
Cumberland	45	20	0	0	76	0	0	0
Goulbourn	4	14	0	0	12	0	0	0
West Carleton	4	66	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	12	20	0
Russell Township	3	0	0	0	0	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	518	620	0	0	556	813	64	31

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Ottawa City	224	315	16	85	21	10	261	410
Ottawa, Vanier, Rockcliffe	5	10	0	61	21	8	26	79
Nepean inside greenbelt	0	1	0	0	0	2	0	3
Nepean outside greenbelt	71	72	0	0	0	0	71	72
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	65	108	16	24	0	0	81	132
Kanata	65	65	0	0	0	0	65	65
Cumberland	1	30	0	0	0	0	1	30
Goulbourn	10	4	0	0	0	0	10	4
West Carleton	1	15	0	0	0	0	1	15
Rideau	2	4	0	0	0	0	2	4
Osgoode	4	6	0	0	0	0	4	6
Clarence-Rockland City	4	21	0	0	0	0	4	21
Russell Township	5	13	0	0	0	0	5	13
Ottawa-Gatineau CMA (Ontario Portion)	233	349	16	85	21	10	270	444

Table 3.5: Completions by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,224	1,202	560	782	55	58	1,839	2,042
Ottawa, Vanier, Rockcliffe	59	86	373	713	55	41	487	840
Nepean inside greenbelt	5	11	0	0	0	2	5	13
Nepean outside greenbelt	294	317	31	19	0	8	325	344
Gloucester inside greenbelt	1	2	0	0	0	0	1	2
Gloucester outside greenbelt	237	238	56	50	0	4	293	292
Kanata	349	311	12	0	0	1	361	312
Cumberland	111	75	76	0	0	0	187	75
Goulbourn	121	28	12	0	0	0	133	28
West Carleton	11	79	0	0	0	2	11	81
Rideau	13	11	0	0	0	0	13	11
Osgoode	23	44	0	0	0	0	23	44
Clarence-Rockland City	30	42	0	12	20	0	50	54
Russell Township	45	33	0	19	0	0	45	52
Ottawa-Gatineau CMA (Ontario Portion)	1,299	1,277	560	813	75	58	1,934	2,148

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2016	2	2.0	36	35.3	30	29.4	15	14.7	19	18.6	102	-	505,127
May 2015	0	0.0	37	33.9	34	31.2	17	15.6	21	19.3	109	500,000	519,756
Year-to-date 2016	5	0.9	226	41.1	197	35.8	49	8.9	73	13.3	550	470,000	503,819
Year-to-date 2015	7	1.6	158	36.4	155	35.7	43	9.9	71	16.4	434	470,000	509,526
Ottawa, Vanier, Rockcliffe													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Nepean inside greenbelt													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean outside greenbelt													
May 2016	2	4.7	14	32.6	10	23.3	8	18.6	9	20.9	43	-	519,200
May 2015	0	0.0	5	18.5	11	40.7	6	22.2	5	18.5	27	-	531,620
Year-to-date 2016	2	1.7	45	38.1	36	30.5	18	15.3	17	14.4	118	-	519,200
Year-to-date 2015	6	5.7	26	24.8	42	40.0	19	18.1	12	11.4	105	440,000	494,940
Gloucester inside greenbelt													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
May 2016	0	0.0	4	17.4	10	43.5	4	17.4	5	21.7	23	-	532,688
May 2015	0	0.0	8	50.0	6	37.5	1	6.3	1	6.3	16	-	-
Year-to-date 2016	1	1.0	37	35.9	34	33.0	14	13.6	17	16.5	103	560,000	507,509
Year-to-date 2015	1	1.3	20	26.3	45	59.2	5	6.6	5	6.6	76	-	525,740
Kanata													
May 2016	0	0.0	16	50.0	9	28.1	3	9.4	4	12.5	32	-	-
May 2015	0	0.0	14	33.3	12	28.6	8	19.0	8	19.0	42	-	509,519
Year-to-date 2016	0	0.0	74	44.8	51	30.9	12	7.3	28	17.0	165	-	-
Year-to-date 2015	0	0.0	82	48.2	51	30.0	13	7.6	24	14.1	170	-	509,519
Cumberland													
May 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2015	0	0.0	9	69.2	4	30.8	0	0.0	0	0.0	13	-	423,471
Year-to-date 2016	1	1.7	31	52.5	24	40.7	2	3.4	1	1.7	59	-	-
Year-to-date 2015	0	0.0	24	63.2	11	28.9	2	5.3	1	2.6	38	-	446,669
Goulbourn													
May 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
May 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	38	40.9	50	53.8	2	2.2	3	3.2	93	-	-
Year-to-date 2015	0	0.0	0	0.0	3	33.3	2	22.2	4	44.4	9	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

Table 4: Absorbed Single-Detached Units by Price Range													
May 2016													
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
May 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
May 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Year-to-date 2015	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Osgoode													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	6	35.3	2	11.8	1	5.9	8	47.1	17	-	559,330
Clarence-Rockland City													
May 2016	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	-
May 2015	4	44.4	5	55.6	0	0.0	0	0.0	0	0.0	9	-	346,162
Year-to-date 2016	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	10	43.5	12	52.2	1	4.3	0	0.0	0	0.0	23	-	352,592
Russell Township													
May 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
May 2015	3	23.1	7	53.8	3	23.1	0	0.0	0	0.0	13	-	384,385
Year-to-date 2016	5	21.7	17	73.9	1	4.3	0	0.0	0	0.0	23	-	-
Year-to-date 2015	4	13.8	20	69.0	4	13.8	0	0.0	1	3.4	29	-	392,892
Ottawa-Gatineau CMA (Ontario portion)													
May 2016	3	2.7	43	39.1	30	27.3	15	13.6	19	17.3	110	470,000	495,982
May 2015	7	5.3	49	37.4	37	28.2	17	13.0	21	16.0	131	470,000	494,396
Year-to-date 2016	10	1.7	252	43.2	199	34.1	49	8.4	73	12.5	583	460,000	488,439
Year-to-date 2015	21	4.3	190	39.1	160	32.9	43	8.8	72	14.8	486	465,000	492,915

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2016

Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	505,127	519,756	-2.8	503,819	509,526	-1.1
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	519,200	531,620	-2.3	519,200	494,940	4.9
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	532,688	-	n/a	507,509	525,740	-3.5
Kanata	-	509,519	n/a	-	509,519	n/a
Cumberland	-	423,471	n/a	-	446,669	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	346,162	n/a	-	352,592	n/a
Russell Township	-	384,385	n/a	-	392,892	n/a
Ottawa-Gatineau CMA (Ontario Portion)	495,982	494,396	0.3	488,439	492,915	-0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**May 2016**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2015	January	632	6.0	1,221	2,043	2,700	45.2	349,672	0.5	359,828
	February	862	-2.2	1,127	2,396	2,713	41.5	359,759	1.4	363,303
	March	1,225	2.3	1,178	3,441	2,793	42.2	362,918	1.1	361,305
	April	1,587	11.1	1,226	3,801	2,742	44.7	382,960	2.3	366,704
	May	1,941	7.7	1,340	3,841	2,670	50.2	386,331	0.8	368,158
	June	1,705	1.6	1,149	3,434	2,686	42.8	383,676	5.0	377,098
	July	1,457	-0.3	1,237	3,013	2,671	46.3	369,718	3.1	370,009
	August	1,293	6.5	1,272	2,484	2,640	48.2	354,035	-2.1	358,504
	September	1,255	9.7	1,289	2,759	2,647	48.7	366,145	2.3	370,108
	October	1,172	3.2	1,251	2,127	2,425	51.6	358,950	0.3	363,636
	November	1,005	11.0	1,280	1,715	2,608	49.1	363,117	1.4	365,819
	December	708	8.8	1,273	998	2,758	46.2	359,777	2.9	372,585
2016	January	606	-4.1	1,219	1,869	2,593	47.0	356,696	2.0	367,062
	February	922	7.0	1,168	2,341	2,535	46.1	356,180	-1.0	362,073
	March	1,182	-3.5	1,181	3,213	2,575	45.9	371,459	2.4	369,645
	April	1,736	9.4	1,312	3,648	2,579	50.9	381,699	-0.3	365,852
	May	1,939	-0.1	1,262	3,675	2,485	50.8	384,212	-0.5	365,612
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,719	1.7		7,880			358,837	1.1	
	Q1 2016	2,710	-0.3		7,423			362,959	1.1	
	YTD 2015	6,247	5.8		15,522			373,508	1.4	
	YTD 2016	6,385	2.2		14,746			374,508	0.3	

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¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

May 2016

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64		128.7	542	6.8	69.8	1,090
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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